

When recorded, please return to:

Cedar Creek Condominium Association  
Post Office Box 160234  
Big Sky, Montana 59716-0234

FIRST AMENDMENT TO THE BYLAWS OF THE ASSOCIATION OF UNIT OWNERS OF  
CEDAR CREEK CONDOMINIUM ASSOCIATION  
Madison County, Montana

WHEREAS, ByLaws for Cedar Creek Condominiums were adopted by Declarant and Developer, Pioneer Development Company, LLC, on the 22<sup>nd</sup> Day of December 1997, and subsequently recorded as an Attachment to the Declaration for Cedar Creek Condominiums, at the office of the Clerk and Recorder for Madison County, Montana, in, Book 415, Page 247, at the office of the County Clerk and Recorder in and for Madison County, Montana;

WHEREAS, Cedar Creek Condominium Unit Owners Association, Inc., a Montana Not for Profit Corporation, duly qualified in the State of Montana, hereinafter referred to as "Cedar Creek Association" is the Owners' Association of the above described property;

WHEREAS, the ByLaws, allow the Cedar Creek Association to amend the ByLaws in a regularly scheduled annual meeting;

WHEREAS, unit owners were notified by publishing the same in the Final Agenda for the Annual Meeting to be held August 30, 2014, that certain amendments to the Rules and Regulations were proposed and would be voted on in said regularly scheduled annual meeting on August 30, 2014, including an amendment to the Rules and Regulations to waive written notice of violation as set forth in the Rule Enforcement Procedure, which in effect amends Cedar Creek Association ByLaws, 16 (A);

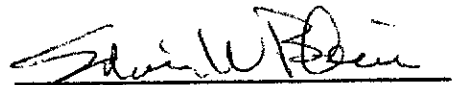
NOW THEREFORE, the Cedar Creek Association held its regular annual meeting on August 30, 2014, pursuant to the Declaration, ByLaws, and Montana Non-Profit Act. The meeting was held in the conference room at Big Sky Water and Sewer, beginning at 1:30PM. An amendment to eliminate the requirement to give notice of a violation of the rules before a fine may be levied was introduced. Votes cast in person or by proxy for this amendment were recorded. No vote was recorded for Units 1, 4, 12, 13, 18, 22, 28, 31, 37, 38, 45, 50, 54, and 59; all other unit owners, representing 84.2 aggregate percentage interest, voted in person or by proxy to approve eliminating the required written notice of violation before a fine could be levied.

The Board of Directors hereby declares that the proposed amendment to the Rules and Regulations, as it applies to Section 16 (A) of the Cedar Creek Association ByLaws, has passed by a vote of 84.2% aggregate owner interest. ByLaws Section 16 (A), is therefore amended to read as follows: "Adequate notice in writing of any default with a reasonable time to cure the default, with the exception that a first violation of the duly adopted and ratified rules and regulations may result in a fine."

**THIS CERTIFIES THAT:**

I am the duly elected, qualified, and acting President of Cedar Creek Condominium Unit Owner's Association, Inc., a Montana Non-Profit Corporation, and that the above and foregoing Amendment to the ByLaws was adopted as an Amendment of said Association on the 30<sup>th</sup> day of August 2014.

Executed this 11<sup>th</sup> day of September 2014.




Edwin W. Bleier  
Association President

STATE OF ALABAMA )

COUNTY OF MADISON )

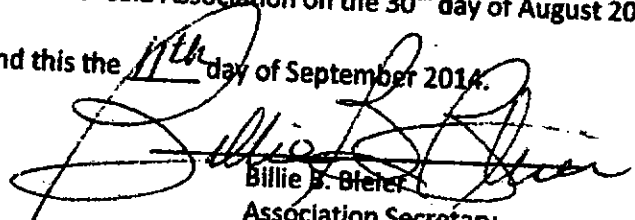
On this 14<sup>th</sup> day of September 2014, before me, a Notary Public in and for said County and State personally appeared Edwin W. Bleier, the Association President of Cedar Creek Condominiums, County of Madison, Big Sky, Montana, known to me to be the person described in the foregoing, executed the foregoing instrument and acknowledged to me that he executed the same:

  
Margaret E. Robertson, Notary Public, State of Alabama at Large  
My commission expires December 20, 2014

**THIS CERTIFIES THAT:**

I am the duly elected, qualified, and acting Secretary of Cedar Creek Condominium Unit Owner's Association, Inc., a Montana Non-Profit Corporation, and that the above and foregoing Amendment to the ByLaws was adopted as an Amendment of said Association on the 30<sup>th</sup> day of August 2014.


IN WITNESS WHEREOF, I have set my hand this the 17<sup>th</sup> day of September 2014.

  
Billie B. Bleler  
Association Secretary

STATE OF ALABAMA )

COUNTY OF MADISON )

On this 11<sup>th</sup> day of September 2014, before me, a Notary Public in and for said County and State personally appeared Billie B. Bleler, the Association President of Cedar Creek Condominiums, County of Madison, Big Sky, Montana, known to me to be the person described in the foregoing, executed the foregoing instrument and acknowledged to me that she executed the same:

  
Margaret E. Robertson, Notary Public, State of Alabama at Large  
My commission expires December 20, 2014